

hrt
herbert r thomas

1 Coleridge Close,
Bridgend, CF31 4QB
hrt.uk.com



1 Coleridge Close

Asking price **£169,950**

Situated in the popular Cefn Glas, on a generous corner plot is this well presented two bedroom semi detached bungalow with a garage and plenty of off-road parking.

Generous corner plot

Ample off-road parking and garage

Well presented

Walking distance to local amenities

Close proximity to transport links

No ongoing chain

Viewings are highly recommended



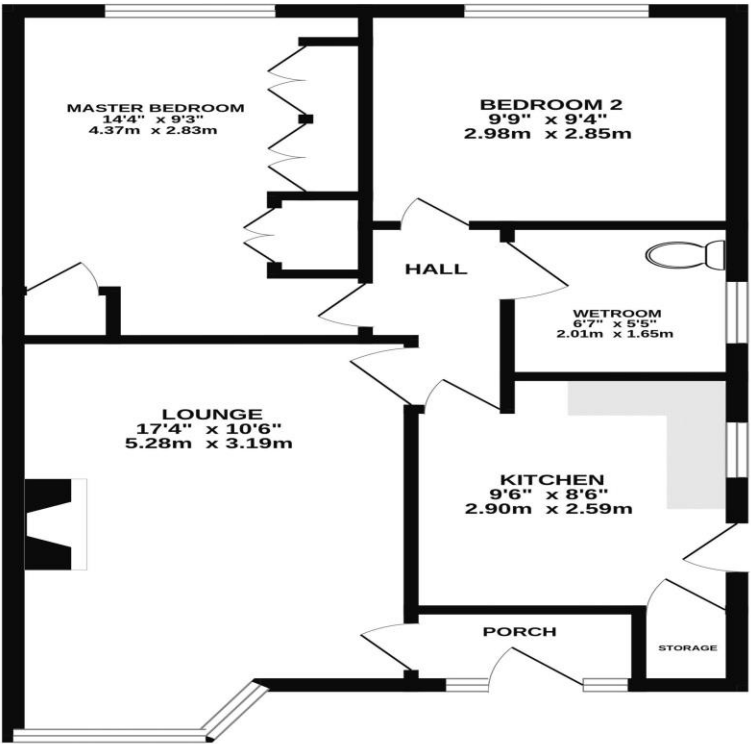


Within walking distance to local schools, shops and amenities is this well presented two bedroom bungalow. The property is entered via a partially glazed door into an entrance porch with doorway through to the lounge. The lounge is a generous sized room with a large double glazed bay window to front, feature fireplace, coving to ceiling and door to inner hallway. The hallway has a loft inspection point and doorways to the kitchen, two bedrooms and wet room. The kitchen has been fitted with a matching range of base and eyelevel units with squared worktops over. There is a stainless steel sink with mixer tap, space for appliance, space for fridge/freezer, cooker with useful storage cupboard, splashback tiling, a large double glazed window to side and partially glazed door

to the driveway. The master bedroom is a generous sized double room with built-in storage cupboard and a large double glazed window to rear overlooking the garden. Bedroom two is another good sized room with coving to ceiling and a double glazed window to rear. The wet room comprises of a low-level WC, wash hand basin and electric shower. There are fully tiled walls and obscure glazed window to side. To the front of the property is an ample front garden, showcasing the quality of the plot with a sloping driveway ahead of the garage, providing off-road parking. To the rear of the property is the garage which features an electric door. The garden is on a south west facing plot laid mostly to

patio with greenhouse and door underneath the property for large additional storage. Viewings are highly recommended.

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

From our office on Derwen Road head north to the T-junction. Bear left onto the dual carriageway, at the roundabout take the left and stay in the right hand side lane. At the lights turn right onto Park Street and continue on this road taking the second right hand turning onto Heol-Y-Nant. At the end of the road take a left onto Llangewydd Road. Take the second right onto Shakespeare Avenue and then the first right. Take the first left turn onto Byron Avenue and then the first right onto Shelley Drive. Take a left hand turning onto Coleridge Close where the property can be found on the left hand side as indicated by our for sale sign.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating

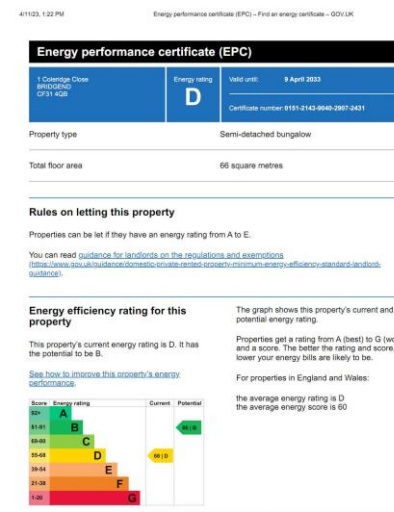
Viewing strictly by
appointment through
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



